

Prepared By: and Return To:

Baskin McCarroll McCaskill Aldridge & Campbell, P.A.

P.O. Box 190

Southaven, MS 38671

(662) 349-0664

Bar No.: 09405

File No.: 809070

Grantor(s) Name and Address:

Kevin Dowell

6565 Fox Chase Drive

Southaven, MS 38671

Work: 901-413-9979

Home: N/A

Grantee(s) Name and Address:

James O. Sullivan

4501 Gwyck

Olive Branch, MS 38654

Work: 901-489-8078

Home: N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged, Grantor(s), Kevin Dowell and Wanda Dowell, husband and wife, do hereby sell, convey and warrant unto Grantee(s) James O. Sullivan, all my right, title and interest in the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Indexing Instructions: Two Parcels of land situated in the Southwest Quarter of Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi.

Tract I: A parcel of land situated in the Southwest Quarter of Section 34, Township 1 South, Range 6 West; and more particularly described as beginning on the East side of the public road known as Sandridge Road at the Southwest corner of the Henry Strickland, Jr., and wife, 5 acre tract (as shown by deed from W. B. Flinn and wife, Mrs. Altie W. Flinn to said Stricklands of record in Book 44, Page 117, of the deed records of DeSoto County, Mississippi); thence South along the East side of said public road a distance of 124 feet to a point; thence in an easterly direction and parallel with said Stricklands South line, a distance of 418 feet to a point; thence Northwardly and parallel with said public road, a distance of 124 feet to a point in said Stricklands South line, thence



Westwardly along said Stricklands South line a distance of 418 feet to the point of beginning, and being part of the 72.67 acre tract of land conveyed to W. B. Flinn and wife, Mrs. Altie W. Flinn from Howell Batte, et al, by warranty deed dated December 7, 1936, and of record in Book 26, Page 25, of the deed records of DeSoto County, Mississippi, subject to any rights held by Mississippi Power and Light Company under electric easement granted to it, as shown by instrument of record in Book 41, Page 102, of the records of DeSoto County, Mississippi

Tract II: A parcel of land situated in the Southwest quarter of Section 34, Township 1 South, Range 6 West, more particularly described by metes and bounds as beginning on the East side of the public road known as Sandridge Road at the Southwest corner of the 1.2 acre tract conveyed to T. D. Doddridge, et ux by W. B. Flinn and wife, Mrs. Altie W. Flinn by deed dated February 5, 1958, and of record in Book 44, Page 420, of the deed records of DeSoto County, Mississippi, and to which full reference is now made for the beginning point on the lands hereby conveyed; thence South along the East side of said public road a distance of 10 feet to a point; thence in an Easterly direction and parallel with the South line of Doddridges 1.2 acre tract, a distance of 418 feet to a point; thence North a distance of 10 feet to the Southeast corner of Doddridges 1.2 acre tract; thence in a Westerly direction and along the South line of Doddridges 1.2 acre tract a distance of 418 feet to the point of beginning, and being part of the 72.67 acre tract of land conveyed to W. B. Flinn and wife, Mrs. Altie W. Flinn from Howell Batte, et al, by warranty deed dated December 7, 1936, and of record in Book 26, Page 25, of the deed records of DeSoto County, Mississippi, subject to any rights held by Mississippi Power and Light Company under electric easement granted to it, as shown by instrument of record in Book 41, Page 102, of the records of DeSoto County, Mississippi.

The warranty in this Deed is subject to right(s)-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral right, all applicable building restrictions and restrictive covenants of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the current year are to be prorated as of today's date and possession is to be given with delivery of this Deed.

WITNESS the signature of the Grantor(s), this the 5TH day of August, 2009.

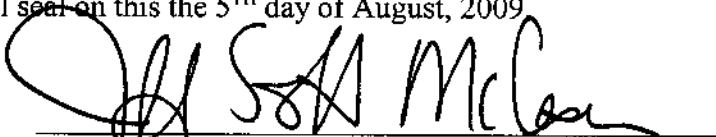

 Kevin Dowell

 Wanda Dowell

State of MISSISSIPPI
 County of DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Kevin Dowell and Wanda Dowell, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 5TH day of August, 2009

My Commission Expires: 9/24/2009


 NOTARY PUBLIC

